155.0	0006	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	868,100 / 868,100
					USE VALUE:	868,100 / 868,100
					ASSESSED:	868,100 / 868,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		CHESTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KATES ERICA
Owner 2:	
Owner 3:	
Street 1:	4 CHESTER STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GRUGAN CHRISTOPHER R -
Owner 2:	BONN NANCY -
Street 1:	4 CHESTER STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .151 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1940, having primarily Vinyl Exterior and 1881 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6565.000	374,000	500	493,600	868,100
Total Card	0.151	374,000	500	493,600	868,100
Total Parcel	0.151	374,000	500	493,600	868,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 461.51 /Parcel: 461.51

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 103471

GIS Ref

GIS Ref

Insp Date 07/27/18

!12188!

PREVIOUS ASSESSMENT

Parcel ID 155.0-0006-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	374,000	500	6,565.	493,600	868,100		Year end	12/23/2021
2021	101	FV	361,800	500	6,565.	493,600	855,900		Year End Roll	12/10/2020
2020	101	FV	361,800	500	6,565.	493,600	855,900	855,900	Year End Roll	12/18/2019
2019	101	FV	289,500	500	6,565.	462,700	752,700	752,700	Year End Roll	1/3/2019
2018	101	FV	289,300	500	6,565.	382,500	672,300	672,300	Year End Roll	12/20/2017
2017	101	FV	289,300	500	6,565.	351,700	641,500	641,500	Year End Roll	1/3/2017
2016	101	FV	289,300	500	6,565.	320,800	610,600	610,600	Year End	1/4/2016
2015	101	FV	272,400	500	6,565.	314,600	587,500	587,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:07:13

LAST REV

Date	Time
08/15/18	08:44:14
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12188

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GRUGAN CHRISTOP	66327-139		11/3/2015		610,000	No	No		
VERBESEY PAUL J	45557-150		7/6/2005		545,000	No	No		
HEREDIA ANTHONY	30442-156		7/20/1999		339,000	No	No		
HUNT TONY & CLA	26613-436		8/27/1996		225,700	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2018	MEAS&NOTICE	HS	Hanne S
11/5/2008	Meas/Inspect	189	PATRIOT
10/30/2005	MLS	MM	Mary M
12/16/1999	Mailer Sent		
11/29/1999	Measured	256	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	103471
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6565		Sq. Ft.	Site		0	80.	0.94	9									493,562						493,600	

Total AC/HA:	0.15071	Total SF/SM:	6565	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	493,562	Spl Credit		Total:	493,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	148.485
Other Features:	95500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	419291
Depreciation:	45283
Depreciated Total:	374007

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 8 | BRs: 3 | Baths: 1 | HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

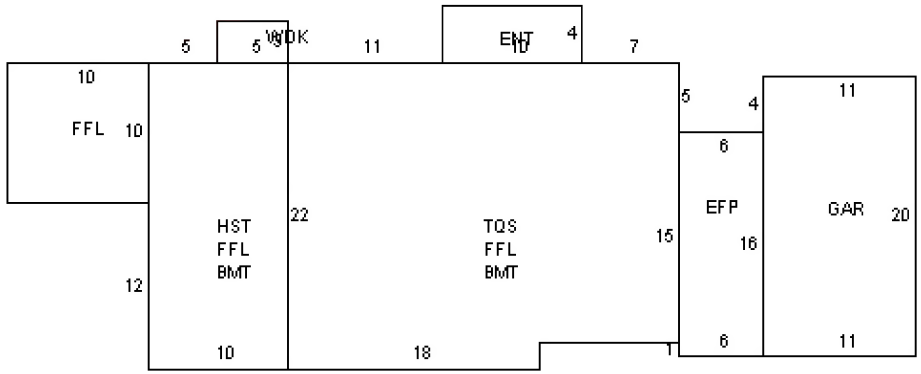
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	163.33
Special Features:	0	Val/Su Net:	140.60
Final Total:	374000	Val/Su SzAd	253.90

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	916	148.490	136,012
BMT	Basement	816	66.820	54,524
TQS	3/4 Story	447	148.490	66,373
GAR	Garage	220	26.360	5,799
HST	Half Story	110	148.490	16,333
EFP	Enclos Porch	96	55.580	5,336
ENT	ENTRY	40	26.400	1,056
WDK	Deck	15	16.000	240
	Net Sketched Area:	2,660	Total:	285,673
Size Ad	1473	Gross Area	2919	FinArea 1881

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	C	

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	8 x 16	A	AV	1980	5.18	T	31.2	101			500			500
2	Frame Shed	D	Y	1	8 x 8	A	AV	2003	0.00	T	12.8	101						

More: N | Total Yard Items: 500 | Total Special Featues: | Total: 500

PARCEL ID

155.0-0006-0002.0

IMAGE

AssessPro Patriot Properties, Inc